

April 28, 2009

**Revised Site Plan and
Revised Conveyance Plat:** Cypress Creek Montessori, Coit/3537 Addition
Block A, Lots 1-3 (SPCP09-0001)
Owner(s): United Frankford, Ltd.

DESCRIPTION:

A Montessori school on three lots on 10.9± acres on the south side of Main Street, 1,900± feet east of Coit Road. Zoned Retail with a Specific Use Permit (S-179) for a Montessori School. Neighborhood #17. JE

REMARKS:

Revised Site Plan

Reason for revision: The revision relocates the western most driveway along Main Street to the east and dedicates it as a temporary asphalt driveway. This temporary driveway shall be removed by plat at the time the properties to the north and west (Lots 2 and 3) are developed and a driveway connecting to the future median opening along Main Street is constructed.

Access: Access is provided from Main Street.

Cross access: Cross access is provided to the property to the north, west and to the residential subdivision to the east.

Parking: Parking is adequate.

Screening: An eight foot masonry screening wall will be provided in a 15 foot landscape buffer along the residential subdivision to the east and south as required by the Specific Use Permit Ordinance.

Tree Preservation: There are no trees on this site.

Open space: Open space is adequate.

Landscape Plan: A landscape plan has been approved with the original site plan.

Façade Plan: A façade plan has been approved with the original site plan.

Additional Information: The site plan conforms to preliminary site plan approved by the Planning & Zoning Commission on April 22, 2008.

Revised Conveyance Plat

The revision reflects the relocation of a temporary driveway and divides one lot into three lots. The plat dedicates cross access easements necessary for future development. The plat conforms to the approved preliminary site plan.

RECOMMENDATION:

Recommended for approval subject to:

Revised Site Plan

As submitted.

Revised Conveyance Plat

Additions and/or alterations to the engineering plans as required by Engineering Services.